**Transactions return to Służewiec – Nefryt and Topaz change hands**

**A transaction involving two Class A office buildings in Warsaw – Nefryt and Topaz, located on Domaniewska Street – has recently been closed. One of the buyers, a UK-based private equity fund, was supported by experts from the international advisory firm Cushman & Wakefield, while the seller was advised by Colliers. Cushman & Wakefield also manages the complex. The other buyer is Resolution Capital Management.**

Completed in 2008, Nefryt offers over 16,300 sqm of space. Its key tenants include reputable brands such as Honeywell, Cofidis, MAK Investments, and Planet. The building holds a BREEAM In-Use certification at the Excellent level. Topaz, located next door, provides approximately 11,900 sqm of leasable space and accommodates a stable group of tenants from the financial, technology, and service sectors, including Cisco, Ipsos, and KOME. Built in 2006, Topaz has also been awarded BREEAM In-Use Excellent certification. The combined occupancy rate of both buildings is nearly 85%.

*“This transaction involving the purchase of Nefryt and Topaz signals the growing investor appetite for stable and well-managed Class A buildings in prime Mokotów locations – including the Służewiec Przemysłowy area. Limited new office supply in Warsaw, coupled with rising tenant expectations for sustainable management and energy efficiency, is creating highly attractive conditions for investment in high-standard properties. In our opinion, both buildings represent an excellent acquisition for the investor, who is consciously pursuing the further development of these assets, with a focus on both enhancing user comfort and optimizing operating costs,”* says **Marcin Kocerba, Partner, Capital Markets, Cushman & Wakefield Poland.**

As Cushman & Wakefield experts note, Służewiec is currently undergoing a transformation into a more sustainable and modern district. Subdued developer activity on the Warsaw market, combined with growing tenant demand for new office space, is creating unique investment opportunities. The new owner of Nefryt and Topaz plans to further invest in solutions that support sustainable development and improve energy efficiency, thereby helping to reduce overall operating costs for tenants.

*“The latest transaction in the Mokotów-Służewiec business area confirms that the period of turbulence in the local office submarket is now over. The best properties in Służewiec offer a genuine long-term alternative to assets in the City Center, where vacancy remains limited and rents are rising. Nefryt and Topaz are amongst the clear winners in this location: thanks to meticulous asset management, both buildings continue to attract top tenants, as evidenced by their strong re-leasing performance in recent years. They still offer excellent Class A quality and will continue to generate traction in the investment market. Combined with their prime micro-location, this makes them the standout performers in the area,”* comments **Tomasz Czerniak, Associate Director, Investment Services, Colliers.**

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**About Cushman & Wakefield**

Cushman & Wakefield (NYSE: CWK) is a leading global commercial real estate services firm for property owners and occupiers with approximately 52,000 employees in nearly 400 offices and 60 countries. In 2024, the firm reported revenue of $9.4 billion across its core service lines of Services, Leasing, Capital markets, and Valuation and other. Built around the belief that *Better never settles*, the firm receives numerous industry and business accolades for its award-winning culture. For additional information, visit [www.cushmanwakefield.com](http://www.cushmanwakefield.com/).